RECORD & RETURN TO:
Midtown Title of Murfreesboro
262 Robert Rose Drive, Ste. 101
Murfreesboro, TN 37129
File No.: 1-19-4634

Karen Johnson Davidson County
Batch# 262361 DEEDWARR
07/25/2019 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,402.30
20190725-0073365

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $379,000.00.

Affiant

Subscribed and sworn to me on 07/24/19.

NOTARY PUBLIC
My Commission Expires: 5-19-2020

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Roel Fockens Annika Fockens 129 Sequoyah Lane Nashville, TN 37221	Franklin Synergy Bank 722 Columbia Ave Franklin, TN 37064	155-10-0A-070.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John P. Swindell and Maria P. Swindell, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Roel Fockens and Annika Fockens, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of McCrory Trace Estates, of record in Book 6900, Pages 720-723, and corrected in Book 7825, Page 429, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to John P. Swindell and Maria P. Swindell, husband and wife by Warranty Deed from William Lutton and wife, Vanessa Lutton, recorded on the 14th day of June, 2016 in Instrument No. 20160614-0060329, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 129 Sequoyah Lane, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand and official seal on 07/24/19.

John P. Swindell

Maria P. Swindell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/24/19, before me personally appeared John P. Swindell and Maria P. Swindell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/24/19.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

